

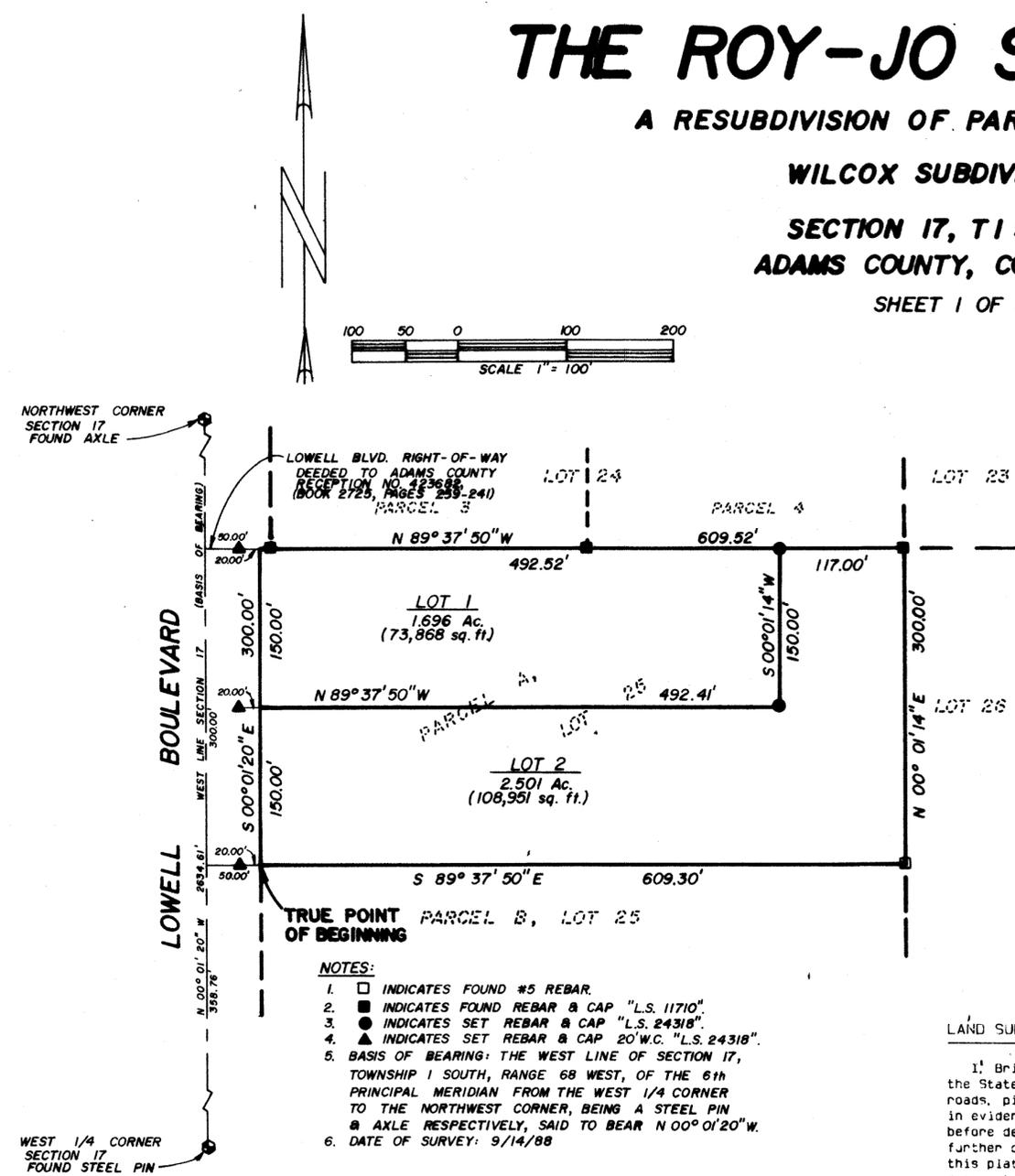
# THE ROY-JO SUBDIVISION

A RESUBDIVISION OF PARCEL A, LOT 25,

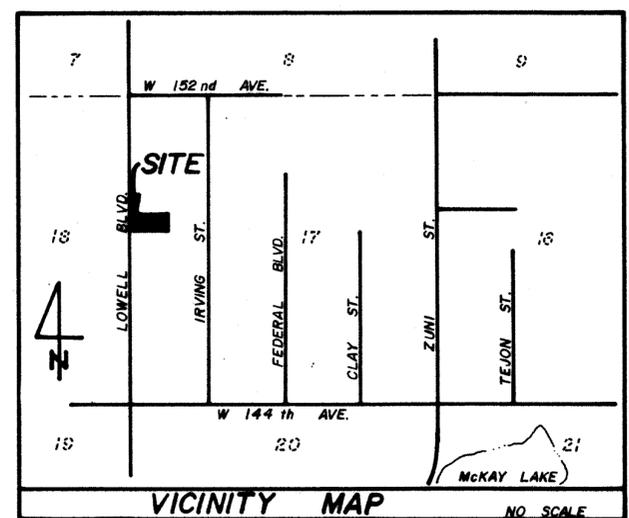
WILCOX SUBDIVISION,

SECTION 17, T 1 S, R 68 W,  
ADAMS COUNTY, COLORADO

SHEET 1 OF 1



- NOTES:**
- INDICATES FOUND #5 REBAR.
  - INDICATES FOUND REBAR & CAP "L.S. 11710".
  - INDICATES SET REBAR & CAP "L.S. 24318".
  - ▲ INDICATES SET REBAR & CAP 20"W.C. "L.S. 24318".
  - BASIS OF BEARING: THE WEST LINE OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6th PRINCIPAL MERIDIAN FROM THE WEST 1/4 CORNER TO THE NORTHWEST CORNER, BEING A STEEL PIN & AXLE RESPECTIVELY, SAID TO BEAR N 00° 01' 20" W.
  - DATE OF SURVEY: 9/14/88



APPROVAL OF COUNTY COMMISSIONERS

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS 21<sup>ST</sup> DAY OF ~~November~~ October, 19 ~~88~~ 89

*David E. [Signature]*  
CHAIRMAN

APPROVAL OF THE PLANNING COMMISSION

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 10<sup>TH</sup> DAY OF ~~November~~ October, 19 ~~88~~ 89

*Loremary Paganis [Signature]*  
CHAIRMAN

LAND SURVEYOR'S CERTIFICATE

I, Brian T. Kelly, a registered surveyor, registered in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements in evidence or known to me to exist on or across the herein before described property, except as shown on this plat. I further certify that I have made the survey on this plat, that this plat accurately represents said survey and that all monuments exist as shown hereon.

9/22/89 Date of Certification *Brian T. Kelly [Signature]* Brian T. KELLY R.L.S. 24318



- PLAT NOTES**
- Only one well permit is authorized for the entire 4.2 acres. No additional well permits will be granted for the properties.
  - A conventional septic system for Lot 2 may not be permitted by TRI COUNTY HEALTH DEPARTMENT. A septic system permit for Lot 2 is subject to review and approval by TRI-COUNTY HEALTH DEPARTMENT.
  - This survey does not constitute a title search by Inter-Mountain Engineering to determine ownership or easements of record.

Know all men by these presents that Roy and Joann Rushing being the owner of a part of Lot 25, Wilcox Subdivision, lying in Section 17, T 1 S, R 68 W, 6th PM, Adams County, Colorado, being more particularly described as follows:

Beginning at the West one-quarter corner of said Section 17, said one-quarter corner being a steel pin; thence N 00° 01' 20" W along the West line of said Section 17, and the centerline of Lowell Boulevard, 358.76 feet; thence S 89° 37' 50" E, 50.00 feet to the East Right of Way line of Lowell Boulevard, as recorded in Book 2725 at pages 239 through 241, Reception No. 423682 of the records of the Adams County Clerk and Recorder and the True Point of Beginning, and the Southwest corner of Parcel A, Lot 25; thence continuing S 89° 37' 50" E along the South line of said Parcel A, 609.30 feet to the Southeast corner of said PARCEL A; thence N 00° 01' 14" E along the East line of said Parcel A, 300.00 feet, to the Northeast corner of said Parcel A; thence N 89° 37' 50" W along the North line of said Parcel A, 609.52 feet to a point of intersection with the East Right of Way line of Lowell Boulevard and the Northwest corner of said Parcel A; thence S 00° 01' 20" E, along the East Right of Way line of Lowell Boulevard and the West line of said Parcel A, 300.00 feet to the True Point of Beginning. Containing 4.197 Acres more or less.

and by these presents have laid out, platted and subdivided the same into lots and blocks as shown on this plat under the name and style of THE ROY-JO SUBDIVISION, and do hereby grant the County of Adams, State of Colorado, for public use all streets, and other public ways and lands as shown on this plat, forever, and also reserve those portions of real property which are labeled as utility easements on this plat, for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, sewer lines; together with the right to trim interfering trees and brush, together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines; said easements and rights to be utilized in a responsible and prudent manner.

Executed this 11<sup>TH</sup> day of ~~Oct~~ Oct, 19 ~~88~~ 89 A.D.

*Roy Rushing [Signature]* Roy Rushing  
*Joann Rushing [Signature]* Joann Rushing

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF ADAMS )

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 11<sup>TH</sup> day of ~~Oct~~ Oct, 19 ~~88~~ 89 A.D. Roy Rushing and Joann Rushing  
My commission expires 3-15-92  
Witness my hand and seal.

*Robert J. [Signature]*  
Notary Public  
6925 E 74<sup>TH</sup> AVE  
Address COMMERCIAL CITY CO.  
80082

CLERK & RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK & RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, AT ~~11:00~~ 11:00 O'CLOCK A.M. ON THE 20 DAY OF Oct, A.D., 19 ~~88~~ 89.

*Robert Jack [Signature]*  
CLERK & RECORDER

BY: *Jenise L. Reasoner [Signature]*  
DEPUTY

Drawn By: A.K.C.	P.O. BOX 878 9810 NOTTINHAM ROAD AVEN, COLO. 81800 (303) 840-8072	Inter-Mountain Engineering Ltd.	SUITE 101 1480 VANCE LAKEWOOD, COLO. 80015 (303) 222-0188	Project No. D-8024 S
Checked By: B.T.K.				Date Issued: 9/22/89
FD-118 (Rev. 10-6-80)	D46			Sheet No. 1 OF 1

File No. 16  
Map No. 874  
Reception No. 8902437